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Via Email

Mayor and Members of Council
Corporation of the City of London
c/o C. Saunders, City Clerk
300 Dufferin Avenue
London, Ontario
N6A 4L9

Dear Sirs/Madams:

Re: 1431 Sunningdale Road West, London
The London Plan

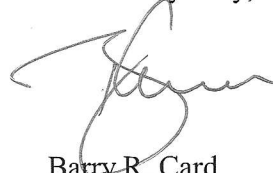
I represent Chazim Limited, Green Liner Ltd., Ali Jomaa and Ahmid El Turk. This letter is further to my correspondence of May 27, 2016.

My clients contend that the proposed London Plan does not adequately address the need for choice of location, with respect to low density housing. For example, nearly half of the proposed supply of land for housing is to be in the Southwest Area. Very little opportunity is provided for new residential development in the north and northwest, even though there is available infrastructure. This result is not consistent with Provincial Policy.

The subject land at 1431 Sunningdale Road West was evaluated in 2013 as part of the Urban Growth Boundary Inclusion exercise undertaken by the City. I am attaching an extract from a report prepared by Stantec, concerning the serviceability of the subject land. The staff analysis determined that the subject land (NW-1) "... Can be serviced by the trunk sanitary sewer, storm water management facility and water mains within approved budgets being planned for construction to support the development of a draft approved subdivision to the immediate south. This infrastructure will be constructed in less than five years, allowing the (subject) lands to proceed with development without any additional DC-eligible infrastructure costs. From a purely financial perspective, these lands represent a positive cost/benefit proposition to the City".

It is respectfully requested that the subject land at 1431 Sunningdale Road West, comprising 43.6 hectares, be included in the settlement area, on the basis that it represents an opportunity to provide needed residential land at a desirable location, where services (including elementary and secondary schools, fire protection and parks/playgrounds) are already available. Inclusion of the subject land in the settlement area enhances the range of locations for new low-density housing and allows the City to optimize the use of existing infrastructure.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Barry R. Card', written in a cursive style.

Barry R. Card

BRC:jmh